



Interview to:

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Matthias Rudolph teaches at the School of Architecture at the State Academy of Arts and Design Stuttgart. He is a Mechanical Engineer and manages the research project Reallabor >Spacesharing<. He'll present the project at CIFMers 2016 and today he shares with us the main ideas of this research.

1. Could you tell us how the research project "Reallabor Spacesharing" was born?

Growing urban regions such as Stuttgart show an increasing demand for usable space and built volume as more people live and work in cities. In addition the space in Stuttgart to grow further is limited. These trends trigger a steadily increasing cost of ground and space. At the same time the use-intensity of space is very low - e.g. in a typical office below 25%. So we asked ourselves: "How can we mine underused resource of indoor space in urban areas? What are the challenges, what are the potentials?" So our project >Spacesharing< aims to explore the tapping of underused spaces resources by increasing space use intensity by means of organizing space use by multiple users and use types.

With this research question we convinced the Scientific Commission on behalf of the Ministry for Science, Research and Culture of the federal state of Baden-Württemberg, Germany to be one of the selected seven (of 32 applications) real-world laboratories which will receive research funding for 2015-2017. Real-world-laboratories are a new way of research that focuses on interventions in real-world contexts undertaken by stakeholders in transdisciplinary collaboration with scientists. Furthermore they aim to understanding and at the same time contributing to societal change towards sustainability.

2. In your opinion, what are the main opportunities related to spacesharing?

The recycling and upcycling of built space by >Space Sharing< is crucial for the reduction of the continued rate of land use consumption, primary energy demand of buildings and negative impact by induced traffic. So resources can be saved and CO2 emissions reduced.

Also on a social level >Space Sharing< entails the potential of providing affordable space, as existing costs for the building and infrastructure are shared, for user groups, creating spontaneous meetings and interactions of various user groups and (social and economic) networks can be formed with positive effects towards an inclusion of different social of the urban society.

A greater variety of functions and use intensity in interior spaces also leads to a stronger vitalization of neighbourhoods at different times of day and thus to a higher quality of life, particularly in mono-functional neighbourhoods.

The economic significance of >Space Sharing< is also the development of models for the creation of value associated with a potentially loss-making property portfolio through networking of relevant stakeholders for more efficient use of the stock.

3. And what are the main challenges companies may face when they apply spacesharing strategies?

There are many. Building regulations typically assign to buildings mono-functions, such as office, commercial, residential or industrial use. >Space Sharing< is all of these in one building or one room - how can we achieve more flexibility in regulations?

Also of course the user and user habits. Typically we are used to the fact that the space where we work also belongs to us when we are absent. So we do not care about organizing the space for vacancy / absence. There is already a small paradigm shift in mono-functional co-working offices or office concepts with mobile working, where users appreciate more the advantages of this set-up than the disadvantages. However the challenge depends on the set-up, e.g. in Montreal they had overcrowded auditoriums in the university, so they used the underused cinemas in town in the morning for academic lectures instead of building new auditoriums. This perfect match included users that would leave the space without leaving their belongings anyway.

The reorganization of space to match the changes of use is a big challenge, how does a space look like, being a meeting room in the morning, a café in the afternoon, a yoga class in the evening and a hotel at night? This might be a surreal set-up, but this exemplifies possible challenges in regards to intelligent interior design and need for storage space.

A final challenge is the logistics and organization of users: In this regards on a high service level "Car2Go" or other car-sharing services might serve as a good example (ICT) to start with. Intermixed with e.g. a peer-to-peer booking platform of a hotel with bookable optional services and an electronic key card for the space this might lead to "Space2Be".

4. How do you think CIFMers 2016 can contribute to the sector?

At the very beginning of the research project we (State Academy of Arts and Design Stuttgart, School of Architecture) teamed up with many collaborators such as lawyers, specialists from Real Estate Management (DHBW), the Stuttgart planning department, Facility Management (DHBW) and others. During the research process in the last year we realized that a lot of the main challenges of >Space Sharing< are actually related and have to be addressed by the Facility Management sector. The new set-up of a space use concept with various users, different uses might require a completely new set-up of services and logistics. I am sure that the CIFMers 2016 is the one professional and creative set-up to discuss the challenges, limits, potentials and how new (or existing) concepts of FM can support >Space Sharing<.

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